

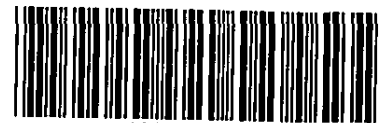
Elan Homes SEQ Limited
(formerly Jenny Projects Limited)

Directors' report and financial statements

For the year ended 31 October 2013

Registered Number: 05394485

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Elan Homes SEQ Limited (formerly Jenny Projects Limited)

Registered Number 05394485

Directors' report and financial statements

For the year ended 31 October 2013

Directors' report

The directors present their report and the audited financial statements for the year ended 31 October 2013

Principal activities

The company's principal activity is provision of shared equity loans

The company did not trade during the year and therefore made neither a profit or a loss (2012 £nil)

On 31 January 2013 the Company declared and paid an interim dividend of £7,835

On 21 June 2013 the Company changed its name to Elan Homes SEQ Limited

Directors

The directors who held office during the period were as follows

A Bravington

R Flood

J Kendrick

The directors benefit from qualifying third party indemnity provisions in place during the financial period and at the date of this report

Political and Charitable Donations

The company has not made any political or charitable donations during the year (2012 £nil)

Disclosure of information to auditor

The directors who held office at the date of approval of this directors' report confirm that, so far as they are each aware, there is no relevant audit information of which the company's auditor is unaware, and each director has taken all the steps that he ought to have taken as a director to make himself aware of any relevant audit information and to establish that the Company's auditor is aware of that information

Auditor

Pursuant to section 487 of the Companies Act 2006, the auditor will be deemed to be re-appointed and therefore KPMG LLP will remain in office

By order of the board



A Bravington

Secretary

9 January 2014

Oak House
Lloyd Drive
Cheshire Oaks Business Park
Ellesmere Port Cheshire CH65 9HQ

Elan Homes SEQ Limited (formerly Jenny Projects Limited)

Registered Number 05394485

Directors' report and financial statements

For the year ended 31 October 2013

Statement of directors' responsibilities in respect of the directors' report and financial statements

The directors are responsible for preparing the Directors' Report and the financial statements in accordance with applicable law and regulations

Company law requires the directors to prepare financial statements for each financial year. Under that law they have elected to prepare the financial statements in accordance with UK Accounting Standards and applicable law (UK Generally Accepted Accounting Practice).

Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing these financial statements, the directors are required to

- select suitable accounting policies and then apply them consistently,
- make judgments and estimates that are reasonable and prudent,
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements, and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006.

They have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the company and to prevent and detect fraud and other irregularities.



KPMG LLP

*St James' Square
Manchester
M2 6DS
United Kingdom*

Independent auditor's report to the members of Elan Homes SEQ Limited

We have audited the financial statements of Elan Homes SEQ Limited for the year ended 31 October 2013 set out on pages 6 to 10. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of directors and auditor

As explained more fully in the directors' responsibilities statement set out on page 3, the directors are responsible for the preparation of the financial statements and for being satisfied they give a true and fair view. Our responsibility is to audit, and express an opinion on, the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's (APB's) Ethical Standards for Auditors.

Scope of the audit of the financial statements

A description of the scope of an audit of financial statements is provided on the APB's website at www.frc.org.uk/auditscopeukprivate.

Opinion on financial statements

In our opinion the financial statements

- give a true and fair view of the state of the company's affairs as at 31 October 2013 and of its result for the year then ended,
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, and
- have been prepared in accordance with the requirement of the Companies Act 2006.

Opinion on other matter prescribed by the Companies Act 2006

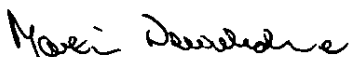
In our opinion the information given in the directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements.

Independent auditor's report to the members of Elan Homes SEQ Limited
(continued)

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us, or
- the financial statements are not in agreement with the accounting records and returns, or
- certain disclosures of directors' remuneration specified by law are not made, or
- we have not received all the information and explanations we require for our audit


Martin Newsholme (Senior Statutory Auditor)
for and on behalf of
KPMG LLP
Statutory Auditor
Chartered Accountants
St James' Square
Manchester
M2 6DS
9 January 2014

Profit and loss account

for the year ended 31 October 2013

	Note	2013 £000	2012 £000
Turnover	<i>1</i>	-	-
Cost of sales		-	-
		<hr/>	<hr/>
Gross profit		-	-
Administration expenses		-	-
		<hr/>	<hr/>
Profit on ordinary activities before taxation	<i>2-5</i>	-	-
Tax on profit on ordinary activities	<i>6</i>	-	-
		<hr/>	<hr/>
Result for the financial year	<i>10</i>	-	-
		<hr/>	<hr/>

The company has not traded in the current or the previous financial year

There are no other recognised gains or losses other than those reported above and therefore no statement of total recognised gains and losses has been presented

All activities in the current year and preceding period are classified as discontinued

The notes on pages 8 to 10 form part of these financial statements

Elan Homes SEQ Limited (formerly Jenny Projects Limited)

Registered Number 05394485

Directors' report and financial statements

For the year ended 31 October 2013


Balance sheet

at 31 October 2013

	Note	2013 £000	2012 £000
Current assets			
Debtors amounts falling due within one year	7	-	8
Debtors amounts falling due after one year	8	-	-
		<hr/>	<hr/>
		-	8
Creditors: amounts falling due within one year	9	-	-
		<hr/>	<hr/>
Net assets		-	8
		<hr/>	<hr/>
Capital and reserves			
Called up share capital	10	-	-
Profit and loss account	11	-	8
		<hr/>	<hr/>
Shareholder's funds	12	-	8
		<hr/>	<hr/>

These financial statements were approved by the board of directors on 9 January 2014 and were signed on its behalf by


J Kendrick
Director


A Bravington
Director

The notes on pages 8 to 10 form part of these financial statements

Notes

(forming part of the financial statements)

1 Accounting policies

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the company's financial statements, except as noted below

Basis of preparation

The financial statements have been prepared in accordance with applicable accounting standards, and under the historical cost convention and on a going concern basis

Under FRS 1 (revised), no cashflow statement is required as the company is a wholly owned subsidiary of a parent undertaking which is established under the law of a member State of the European Community whose consolidated financial statements include a consolidated cashflow statement dealing with the cash flows of the Group

The company is exempt under FRS8 from the requirement to disclose related party transactions with other group companies on the grounds that over 90% of the voting rights are controlled within the group headed by Elan Homes Holdings Limited

Taxation

The charge for taxation is based on the profit for the year and takes into account taxation deferred because of timing differences between the treatment of certain items for taxation and accounting purposes

Except where otherwise required by accounting standards, full provision without discounting is made for all timing differences, which have arisen but not reversed at the balance sheet date

Turnover

Turnover represents amounts (excluding value added tax) derived from property development

Classification of financial instruments issued by the Company

Financial instruments issued by the Company are treated as equity (i.e. forming part of shareholders' funds) only to the extent that they meet the following two conditions

- a) they include no contractual obligations upon the Company to deliver cash or other financial assets or to exchange financial assets or financial liabilities with another party under conditions that are potentially unfavourable to the Company, and
- b) where the instrument will or may be settled in the Company's own equity instruments, it is either a non-derivative that includes no obligation to deliver a variable number of the Company's own equity instruments or is a derivative that will be settled by the Company's exchanging a fixed amount of cash or other financial assets for a fixed number of its own equity instruments

To the extent that this definition is not met, the proceeds of issue are classified as a financial liability. Where the instrument so classified takes the legal form of the Company's own shares, the amounts presented in these financial statements for called up share capital and share premium account exclude amounts in relation to those shares

Notes (continued)

2 Segmental analysis

The company operates in one business segment (property development) and one geographical segment (the United Kingdom)

3 Audit fees

Audit fees of £250 (2012 £250) were borne by the parent entity, Elan Homes Holdings Limited

4 Directors' remuneration

Directors remuneration is borne by Elan Homes Limited (2012 £nil)

5 Staff numbers and costs

The company does not employ any staff (2012 none)

6 Taxation

As the company did not trade in the current or preceeding period, there are no tax charges in either period

7 Debtors amounts falling due within one year

	2013 £000	2012 £000
Amounts owed by group undertakings	-	8

8 Debtors amounts falling due after one year

	2013 £000	2012 £000
Amounts owed by group undertakings	-	-

9 Creditors amounts falling due within one year

	2013 £000	2012 £000
Amounts owed to group undertakings	-	-

Notes (continued)

10 Called up share capital

	2013 £	2012 £
<i>Authorised</i>		
1,000 Ordinary shares of £1 each	1,000	1,000
<i>Allotted, called up and fully paid</i>		
1 Ordinary share of £1 each	1	1

11 Profit and loss account reserve

	£000
At beginning of year	8
Result for the year	-
Dividends	(8)
At end of year	-

12 Reconciliation of movements in shareholder's funds

	2013 £000	2012 £000
Result for the financial year	-	-
Dividends	(8)	-
Net reduction to shareholder's funds	(8)	-
Opening shareholder's funds	8	8
Closing shareholder's funds	-	8

13 Guarantees in favour of group undertakings

The company has entered into a cross guarantee and debenture covering some but not all of the bank borrowings of other companies in the Group amounting to £8 9m (2012 £11 8m)

14 Ultimate parent company

The ultimate parent undertaking is Elan Homes Holdings Limited a company incorporated in Great Britain, and registered in England and Wales. A copy of the consolidated financial statements of Elan Homes Holdings Limited can be obtained from Oak House, Lloyd Drive, Cheshire Oaks Business Park, Ellesmere Port, Cheshire, CH65 9HQ